



DOLLAR TREE

1013 US-264 | BELHAVEN, NC





1013 US-264I BELHAVEN, NC

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INVESTMENT HIGHLIGHTS

- **THRIVING ESSENTIAL BUSINESS** - Dollar Tree / Family Dollar has remained open during the pandemic and seen same-store sales grow by 14.4%
- **E-COMMERCE AND RECESSION RESISTANT TENANT** - Dollar Tree / Family Dollar is e-commerce proof with store sales typically increasing during downturns in the economy
- **MAIN HIGHWAY** - This location is strategically located on US 264 which is one of the main highways connecting the northeast coastal cities to Greenville
- **BITE SIZE DEAL** - This deal is priced at an attractive return and can serve as a piece to an exchange
- **INVESTMENT GRADE** - Dollar Tree / Family Dollar is corporately backing this lease with a BBB- S&P Credit rating and a market cap of over 23B





INVESTMENT SUMMARY

TENANT	Dollar Tree
PROPERTY ADDRESS	1013 US-264
CITY	Belhaven
STATE	NC
ZIP	27810
GLA	±8,000 SF
LOT SIZE	±0.88 AC (±38,333 SF)
YEAR BUILT	2012



\$1,000,000
LIST PRICE



±8,000 SF
GLA



8.50%
CAP RATE



2012
YEAR BUILT



±0.88 AC
LOT SIZE

FINANCIAL SUMMARY

TENANT:	Dollar Tree, Inc.
GUARANTOR:	Corporate
OWNERSHIP:	Fee Simple
LEASE TYPE:	Retail NNN
ORIGINAL LEASE TERM:	11 years
LEASE COMMENCEMENT:	7/24/2012
LEASE EXPIRATION DATE:	3/31/2023
YEARS REMAINING:	±3 Years
RENT INCREASES:	10% Every 5 Years
OPTIONS:	Five, 5-Year
LL RESPONSIBILITIES:	Roof, Structure, & Exterior Elements
ANNUAL RENT:	\$85,000



BARRINGTON CAPITAL
REAL ESTATE FINANCING SERVICES

Please contact a Barrington Capital
agent for financing options:

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(714) 656-7500
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DOLLAR TREE RENT SCHEDULE

COMMENCE	MONTHLY	ANNUAL	RPSF	CAP RATE	INCREASES
Current - 3/31/2023	\$7,083.34	\$85,000.08	\$10.63	8.50%	-
Option 1 4/1/2023 - 3/31/2028	\$7,791.67	\$93,500.04	\$11.69	9.35%	10.0%
Option 2 4/1/2028 - 3/31/2033	\$8,570.84	\$102,850.04	\$12.86	10.29%	10.0%
Option 3 4/1/2033 - 3/31/2038	\$9,427.92	\$113,135.05	\$14.14	11.31%	10.0%
Option 4 4/1/2038 - 3/31/2043	\$10,370.71	\$124,448.55	\$15.56	12.44%	10.0%
Option 5 4/1/2043 - 3/31/2048	\$11,407.78	\$136,893.41	\$17.11	13.69%	10.0%



TENANT OVERVIEW



COMPANY NAME

DOLLAR TREE, INC.

OWNERSHIP

Public

YEAR FOUNDED

1986

INDUSTRY

DOLLAR STORES

HEADQUARTERS

CHESAPEAKE, VA

NO. OF LOCATIONS

±15,115

A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±15,115 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

Dollar Tree locations carry a mix of housewares, toys, seasonal items, food, health and beauty aids, gifts, and books. At Dollar Tree shop's most goods are priced at \$1 or less while Family Dollar merchandise is usually less than \$10. The stores are located in high-traffic strip centers and malls often in small towns. It purchased fellow discounter, Family Dollar in 2015, bolstering competitive position against Dollar General. The company wants to create a "treasure hunt" type environment where people can bring their whole families.

GEOGRAPHIC OUTREACH

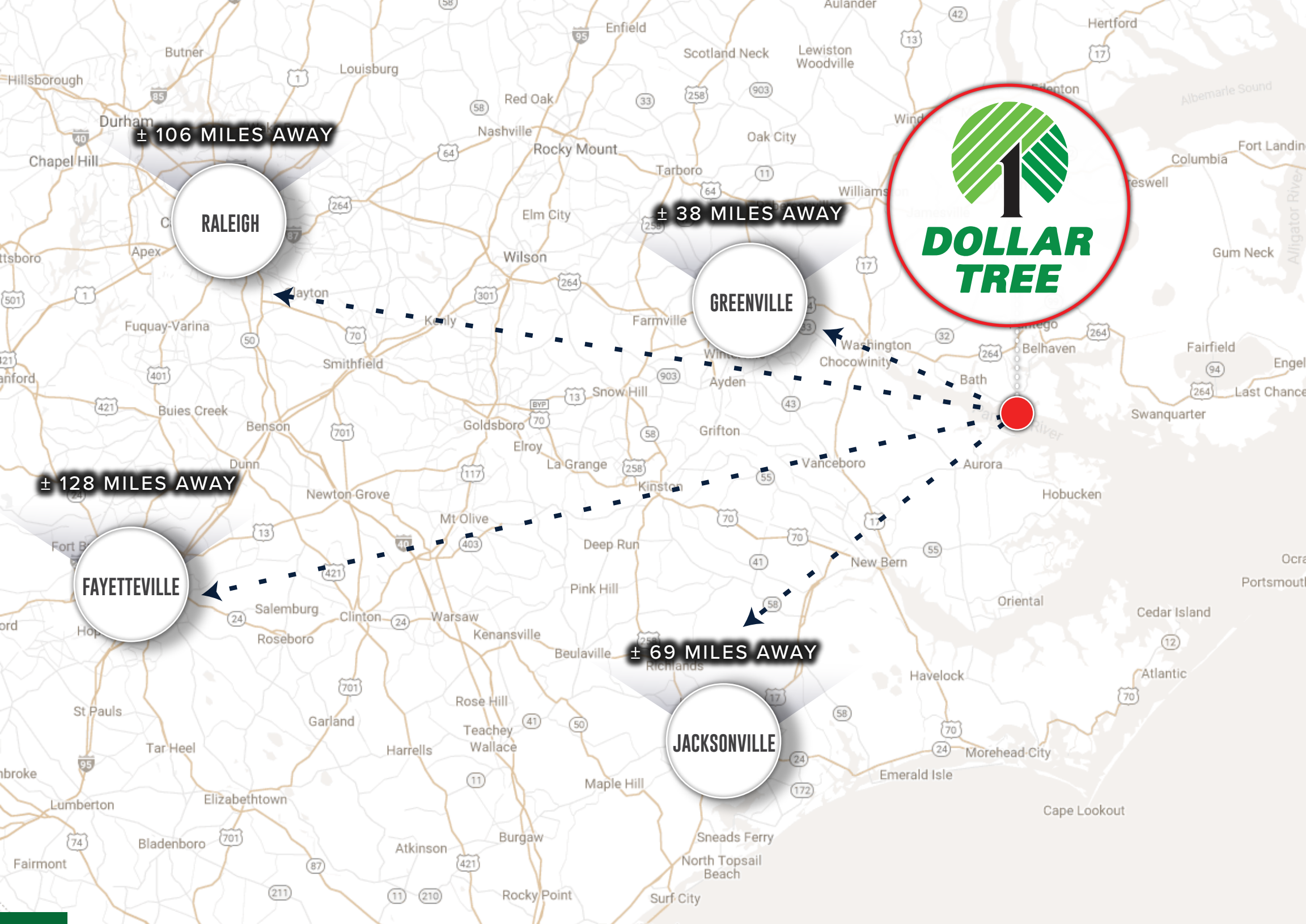
Dollar Tree operates more than 14,000 Dollar Tree, Deal\$, Dollar Bills, and Family Dollar discount stores in 48 US states and the District of Columbia and five provinces in Canada.

STRATEGY

Dollar Tree continues to offer customers products they need at extreme values while keeping their stores bright, clean, organized, and stocked. The company carries a broad mix of merchandise that includes many trusted national and regional brands.

BELHAVEN GINGERBREAD BAKERY
MARINA & O'NEAL'S SNACK BAR
SPOON RIVER
ARTWORKS & MARKET
Full Trade Expo
BOYS
BANDS





AREA OVERVIEW




BELHAVEN, NC

Formerly known as Jack's Neck, then Bellport, the town of Belhaven. The "Beautiful Harbor" was and still is one of the prettiest riverfront locations on North Carolina's inner banks. Its fine old homes, many built in the early 1900's, dot the banks of the Pantego Creek. Belhaven was the final link to complete the inland route of the Atlantic Intracoastal Waterway, connecting Beaufort to Boston.

The waterways have defined Belhaven's past, as well as future, providing convenient access to the Pamlico Sound and the pristine Outer Banks. What was once a thriving center for the seafood and logging industries, Belhaven entered the new millennial as a peaceful haven for recreational boating and fishing. Its abundance and diversity of wildlife make it a popular destination for birders and hunters, and its fertile soil brings commercial farming operations.

Belhaven's downtown is within easy reach of the waterfront, with quality shops and services and a variety of restaurants and other services just a walk away from local marinas and the town docks.

2020 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
 POPULATION	1,048	1,948	3,296
 HOUSEHOLDS	446	849	1,415
 HH INCOME	\$51,702	\$61,648	\$62,44



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs for **Dollar Tree** located at **1013 US-264, Belhaven, NC 27810**. ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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